

File No. S06-162
Prepared by & Return to:
MS Real Estate Closings, LLC
5699 Getwell Road, Bldg G, Suite 1
Southaven, MS 38672
662-349-1818

WARRANTY DEED

JAMES R. FRANKS, ET AL

GRANTOR

TO

MICHAEL E. JOHNSON, ET UX

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, the undersigned, JAMES R. FRANKS, JIMMIE SUE FRANKS AND JIMMY DEAN FRANKS (Grantors), do hereby sell, convey and warrant unto MICHAEL E. JOHNSON AND WIFE, CINDY F. JOHNSON (Grantees), as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property located and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to wit:

Lot 271, Section A, DeSoto Village Subdivision, situated in Section 34, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 7, Pages 9-14, in the office of the Chancery Clerk of DeSoto County, Mississippi


The warranty of this conveyance is made expressly subject to all applicable building restrictions and restrictive covenants of record, any subdivision and zoning regulations in effect, any rights-of-way, restrictions, easements or servitudes, and any lease, grant, exception or reservation of minerals or mineral rights.


Taxes for the year were prorated.

Possession is to be given with delivery of deed.

WITNESS THE SIGNATURES of the Grantors this the 31ST day of July, 2006.


JAMES R. FRANKS


JIMMIE SUE FRANKS


JIMMIE DEAN FRANKS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 31ST day of July, 2006, within my jurisdiction, the within named JAMES R. FRANKS, JIMMIE SUE FRANKS, AND JIMMY DEAN FRANKS, who acknowledged that they executed the above and foregoing instrument.

My Commission expires



Michael Roberts
Notary Public

Grantor Address:

4760 HOLLY SPRINGS
HERNANDO, MS 38632

Home: 901-491-1632
Work: 901-216-2668

Grantee Address:

1927 EDGEWOOD BLVD
HERNANDO, MS 38632

Home: 662-449-3458
Work: 901-216-2668